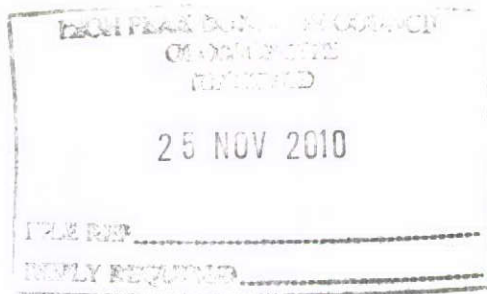


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DESIGN ACCESS STATEMENT for THORPE STREET, OLD GLOSSOP
PROPOSED 18 No SINGLE GARAGES

The scheme aims to provide much needed off road parking facilities in an area where parking is premium, with vehicle restrictions rigorously enforced on residents cars etc. the narrow streets and roads in Old Glossop are becoming 'clogged' with parked cars which, cause congestion and a danger to the general public as well as other motorists. This schemes attempts to rectify some of the problems by providing secure off street parking using lockable secure garages facilities.

The land at present is used as a 'dumping area' for disused vehicles and fly tipping, the area has become overgrown with vegetation as clearly becoming un sightly for the residents. The road surface is un made and during the winter months or period of inclement weather becomes a quagmire, this then forms the basis for mud and debris on the roads of Old Glossop.

Proposal

Our clients intention is to erect 18 No pre-cast concrete garage units to let or sell to adjacent neighbours of the site in order to keep private vehicles off the road.

The existing rough track surface of the site is to be resurfaced using a permeable asphalt finish to allow surface water to naturally drain through the material without requiring drains or indeed altering the ecological system of the site. The proposed surface treatment also acts as natural filter for oils and fuels which alleviates the need for oil traps etc on the site. The whole site area is to be cleared of all debris, over grown vegetation and leveled to form a clear and open space to erect the garages.

Site

The site is located at the junction of Thorpe Street and Church Street, Old Glossop at the former Quarry. The area of Old Glossop being renowned for its natural beauty and picturesque cottage dwellings, should be retained and maintained for the residents of the area.

The provision of off road parking would help serve this purpose and help preserve the natural beauty of the area as well as keeping residents vehicles safe.

Security and Crime

The site will retain its open feeling with access for residents at all times. Crime in any community is always a problem and therefore must be combated, to that extent all the garage units will be fitted with secure locks and each garage is visible from adjacent residents premises.

Noise

The development is situated in a quiet area of the town and generally only used by residents and neighbours. It is intended to locate all the garages as far away from the dwellings as possible to reduce noise levels as much as possible from vehicles and garage doors.

Flood Risk

The site is not located in a flood risk area, therefore standard drains systems are to be utilized and porous asphalt surface applied, which would allow the natural drainage of surface water from the site to dissipate through the material.

Landscape

All existing mature trees are to be retained, however, the over grown vegetation is to be removed from the site. New tree or planting species will be local to the area, flora and fauna to be respected, hence all planting species of all types will be local and generic to the site.

Public transport

There is an excellent public transport service to the area, which should be utilized, however, this project is specifically designed for the purpose of providing secure parking for residents and to allow the existing highway system to be free of vehicles and readily accessible to public transport.

Conclusion

Our client has looked at several alternatives for the site as a whole and realized that there is a need to remove vehicles off the highway and provide secure parking as well as clearing the area of over grown vegetation.

The proposed development is intended to promote a sense of well being in the community and safety of its residents both on and off road

Yours sincerely

J.KENDAL